Document No. 258A
Voted at Meeting of 5/ 1/ 63

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON APPLICATION FOR APPROVAL OF THE REDEVELOPMENT PROJECT AND CONSENT TO THE FORMATION OF BUSE BOSTON, INC.

A. The Hearing. A public hearing was held at 10:00 a.m., on April 27, 1963, in the offices of the Boston Redevelopment Authority, 73 Tremont Street, Boston, Massachusetts, by the Boston Redevelopment Authority (hereinafter called "the Authority") on an Application (hereinafter called "the Application") filed by Edward T. Sullivan, Eldridge W. Buffrum and Richard J. Mulhern (hereinafter called "the Applicants") for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960 (hereinafter called "the Project") and for consent to the formation of Buse Boston, Inc., a corporation to be organized under the provisions of said Chapter 121A for the purpose of undertaking and carrying out the Project, due notice of said hearing having been given previously by publication on April 8 and 15, 1963, in the Boston Herald and the Boston Record American, daily newspapers of general circulation published in Boston, and on April 6, 1963, in the City Record, and mailing postage prepaid in accordance with Rule 8 of the Rules and Regulations of the Authority for securing the approval of Chapter 121A projects and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of

1960. Msgr. Francis J. Lally, Chairman of the Authority and Stephen E. McCloskey, James G. Colbert, Melvin J. Massucco, and John P. Ryan, members of the Authority, were present throughout the hearing.

B. The Project. The Project consists of the construction, operation and maintenance by the 121A Corporation of approximately 202 multiple dwelling units and appurtenant facilities on a parcel of land located at the northeast corner of the intersection of Columbus Avenue and Ritchie Street in the City of Boston, containing approximately seven and one half acres described in the boundary description (Exhibit A of the Application). The premises on which the project is to be located are hereinafter referred to as the "Project Area". The following structures and facilities are proposed to be constructed thereon:

1. Multiple dwellings containing about 202 dwelling units, of which about 23 are one-bedroom units, 40 two-bedroom units, 80 three-bedroom units, 47 four-bedroom units, and 12 are five-bedroom units.
2. Appurtenant facilities, including lawns, walks, driveways, parking spaces for all units, six stores containing 1024-1144 square feet each, washers, dryers, vending machines, and miscellaneous equipment.

C. Authority Action. Before approving the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed with it or referred to in it, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing and the arguments and statements made at the hearing. Certain corrective amendments to the Application itself were made by the petitioners at the public hearing and Exhibit F was amended. Exhibit C was revised by vote of the Authority taken at its meeting of May 1, 1963, by striking the second paragraph of Section 906. The "Application" shall refer to such as thus revised and amended.

D. The Project Area. The existing conditions warrant a finding that the Project Area is a "substandard and decadent" area within the meaning of Section 1 of Chapter 121A. On January 16, 1963, the Boston Redevelopment Authority found the Washington Park Urban Renewal Project Area, which contains the Project Area to be "substandard and decadent" under Chapter 121 of the General Laws. This finding was concurred in by the Boston City Council in its resolution approving the Washington Park Urban Renewal Plan and by the State Housing Board.

The existing conditions warrant the carrying out of the Project in accordance with the legislative mandate contained in Chapter 121A of the General Laws, and the Project as defined in the Application constitutes a "project" within the meaning of

that law. The purpose of Chapter 121A and Chapter 652 of the Acts of 1960 will be met by this Project, as it will involve the construction of well-designed, low-rise structures providing decent, safe and sanitary housing accommodations at economic rents in an area where there is an existing shortage of decent, new housing. Moreover, construction of this housing will provide over 200 units of family-type housing for persons to be relocated by the urban renewal process in Washington Park.

E. Cost of the Project. The cost of the Project appears to have been realistically estimated in the Application. The Project is practicable. Action to obtain the approval of the project by the Federal Housing Authority is well advanced and under the proposed financing vehicle (Section 221 (d)(3) 100% financing is to be obtained. All funds which will be required, in addition to those to be obtained from Federal Housing Administration insured mortgage financing, are available.

F. Master Plan. The Project does not conflict with the Master Plan of the City of Boston. In resolutions adopted by the Boston Redevelopment Authority on March 15, 1963, and in approving the Washington Park Urban Renewal Plan,

it was found and determined that such plan conforms to the General Plan as amended for the locality. The Project conforms to the Washington Park Urban Renewal Plan.

G. Effect of Project. The Project will not be in any way detrimental to the best interests of the public or the City or to the public safety or convenience or be inconsistent with the most suitable development of the City. The Project will in fact forward the best interests of the City and will constitute a public use and benefit. The structures to be erected under the Project are attractive and efficiently designed buildings with ample light and air and appurtenant green spaces and will enhance the general appearance of the area and furnish attractive and necessary living accommodations.

The carrying out of the Project will not in itself involve the destruction of buildings occupied in whole or in part as dwellings, since the Project Area is presently unimproved land. No families will be displaced. Rather, new facilities for over 200 relocatees will be provided.

The Project Area does not include land within any location approved by the State Department of Public Works for the extension of the Massachusetts Turnpike into the City of Boston.

H. Minimum Standards. The minimum standards for financing, construction, maintenance and management of the Project as set forth in Exhibit D filed with and attached to the Application are hereby adopted and imposed as rules and regulations applicable to this Project for the same period as the Project is subject to the provisions of Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960.

The carrying out of the Project will not require the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than fifty pupils, or as a public or private hospital having more than twenty-five beds, or as a church.

The Project does not involve the construction of units which constitute a single building under the Boston building code and zoning law.

I. Deviations. Exhibit F to the Application sets forth the permissions requested for the Project to deviate from zoning, building, health and fire laws, codes, ordinances and regulations in effect in Boston. For the reasons set forth in the Application and supporting documents, in the evidence presented at the hearings, and in this report, the Authority hereby finds that each and every one of the permissions hereinafter granted is reasonably necessary

for the carrying out of the Project and may, subject to such, if any, conditions as are hereinafter stated with respect thereto respectively, be granted without substantially derogating from the intent and purposes of the applicable laws, codes, ordinances or regulations, respectively; and the Authority is also satisfied, by reliable and generally accepted tests, and by experience in other cities and on other FHA projects, that the other designs, construction materials, apparatus, equipment or methods specified in the Application and supporting documents, in the evidence presented at the hearings and in this report, will, subject to said conditions, sufficiently satisfy the purpose for which it or they are to be used and the purposes of such laws, codes, ordinances or regulations.

1. Plumbing: (Part 31, page 269 of Boston Building Code).

   A. Cast Iron Pipe (Section 3116, page 286)

      Permission to use standard weight cast iron soil pipe under the first floor slab in lieu of extra heavy cast iron is hereby granted, provided the earth is properly compacted and that the pipe is not loaded excessively with dead and live loads.

This soil pipe is FHA approved and its use is standard practice in many areas. There would be a saving in cost of about 40% on material and some savings in labor costs.

B. Water Supply (Section 3113 (1) page 281). Permission to use Type "M" Copper Tubing for domestic hot and cold lines in lieu of type "L" Copper Tubing is hereby granted. This pipe is generally accepted, mainly for heating, and meets FHA approval. Savings in material and labor of approximately 20%, probable life expectancy of about 20 years justify use of this pipe.

C. Cast Iron Pipe (Section 3116, page 286) Permission is hereby granted to use Type "DWV" Copper drainage lines in lieu of extra heavy cast iron and iron size pipe for soil, waste and vent piping, provided there are no building loads bearing directly on the pipe and it is properly supported.

Materials of Drainage System (Section 3112, Page 279)

Permission is hereby granted to permit the use of DWV copper drainage pipe for the drainage system. This pipe is generally accepted, meets FHA approval, and has a probably life expectancy of close to 50 years.

D. Venting (Section 3109, page 277)

Permission is hereby granted to use Wet Venting of plumbing fixtures in lieu of individual venting, provided the pipes are concealed and there is a means of access provided for maintenance. The use of Wet Vents would result in substantial savings in material, as well as labor. This method is used in some areas such as Belmont, Brookline and Cambridge, and meets FHA approval.

E. Rain Water Drains (Section 3105, page 273)

Roof Drainage (Section 1703, page 110)

Permission to use roof drainage to drain from roof to exterior downspouts and discharge on splash blocks, in lieu of a collecting system and connection to storm drainage system is hereby granted, provided

swales to lead water away from public ways are provided wherever feasible so as to minimize hazardous winter conditions and maintenance problems. Roof drainage carried down the inside of the building in cast iron pipes, along with an alternate to connect the drainage line to the storm drain system, would result in a more costly installation both in materials and labor. It is commonly accepted practice to use outside drains in many surrounding towns and cities.

F. Chimneys and Heating Apparatus (Part 21, Page 128); Chimney Construction (Section 2102)

Permission to use Prefabricated Chimney in lieu of masonry chimneys is hereby granted, provided installation meets the approval of the Underwriters Laboratory. The use of a Prefabricated Chimney is generally acceptable in many cities and also meets acceptance by FHA and VA. There would be a savings in both labor and material.

2. Electrical

These deviations request variances from the City of Boston Electrical Code. The latest published code was effective June 1, 1953. However, there have been subsequent memorandum and verbal orders which the wire inspectors expect the electricians to comply with.

A. Romex Cable

Permission to use Romex Cable for all branch circuits wiring in all partitions and hollow cores is hereby granted, provided this wiring is concealed. This is generally accepted in communities surrounding greater Boston, and is FHA approved. Section 3362 of the Boston Code states that all non-metallic sheathed cable (which includes Romex) will be permitted in residential occupancies of not more than six apartments. The use of Romex would result in savings in labor and material.

B. Outlets

Permission to increase the spacing of electrical outlets by eliminating the outlets in poured or precast walls is

hereby granted, provided an adequate number of outlets are provided in each room.

C. Steel Conduit. (Section 3482)

Permission to use E.M.T. in lieu of rigid steel conduit under or in slabs and for exposed wiring is hereby granted. E.M.T. is frequently used for electrical installations in surrounding communities, including Brookline and Newton. This meets with FHA approval and there would be a savings in labor and material cost.

3. Room Height, Group H occupancy (Section 1007(b)

Permission is hereby granted to permit a ceiling height of 7 foot 6 inches throughout in accordance with the FHA standards in lieu of an 8 foot ceiling height. This would reflect considerable saving in labor, material and heating costs.

4. Shrinkage and Temperature Reinforcement (Section 2651, page 205)
Slab - on - grade

Permission to use 6X6, #10 wire mesh as a means of temperature and shrinkage control in a normal 4" slab is hereby granted.

Slabs will be provided with expansion joints. This is generally accepted and meets FHA approval and creates no structural problem provided the maximum degree of compaction below the slab is attained.

5. Roof Access (Section 1808 (b))

Permission is granted to permit a vertical ladder from two of the enclosed stairways per building for access to the roof through a roof scuttle, rather than a penthouse. This is acceptable to the F.H.A. The appearance of the building would be enhanced by elimination of a series of penthouses over each enclosed stairway and these would be obvious savings. All the apartments have two means of egress either by stairs or a balcony connection to the next apartment beyond the fire wall. Further access to the roof should be limited to prevent children from falling from the roof or damaging the membrane waterproofing.

6. Curtain Walls. (Section 1406 (g)

Permission is granted to permit panel and curtain walls using wood frames with inserts of glass or other incombustible materials and wood blocking as furring behind curtain wall panels. This is acceptable to the FHA. The use of pre-fabricated non-load bearing panels can reduce cost and give a pleasing appearance. The code allows the wood frame for glass. The use of wood block or furring is not covered by the code, but would be to allow the nailing in place of gypsum interior panels for the inside finish as well as provide more insulation.

7. Roof Construction and Covering (part 17,page 109)
Roof Drainage (Section 1703, page 110)

Permission is granted to use a flat roof in place of a sloped one. This would afford a savings in cost of approximately $50. per unit. It is not unusual to have a flat roof and this meets the requirements for acceptance by the F.H.A. We foresee no problem concerning safety and this variance would not affect the appearance or the roof maintenance required.

8. Basement Walls (Section 1007 (c))

Permission is granted to allow up to 60% of the walls of basement apartments to be in contact with the ground with dampproofing of the exterior fact but the interior faces to be left exposed. This is acceptable to F.H.A. Appearance of the interior walls can be good if the surface is smooth and property painted. The walls would not be affected as far as safety is concerned. The cost would be less by the savings on furring and interior panels of gypsum or other material.

9. General Requirements for Foundations (Section 2902, page 242)

Permission is granted to use 2 foot foundation grade beams with frost barriers for both bearing and non-bearing walls provided a frost barrier of moderately compacted non-frost susceptible sand and gravel and a concrete grade beam that is supported on footings, founded well below the freezing point are used.

The grade beam shall have a dimension of 8" x 2'-6" and shall reach at least 2' below the outside ground surface. The frost barrier shall surround the grade beam and reach at least 4' below the outside ground surface, shall have at its lowest elevation a min. thickness of 12" and slope upwards at about 60° thus providing a curtain of non-frost susceptible material around each building. This method is accepted and recommended by the U.S. Army Corps of Engineers and the Dept. of the Interior Bureau of Reclamation. This method was extensively tested since 1951, will result in substantial savings in material and labor costs and will give equal performance.

10. Wall Reinforcing

Permission is hereby granted to use one layer of steel reinforcing, consisting of #3 bars, spaced 12 inches on center each way, rather than 2 layers of steel required by the Code in walls that are 6 inches or greater in thickness.

The wall is proposed to be 6 inches in thickness, although the strength requirements could be adequately handled with a thickness of 5½ inches. The Code requires for walls that are 6" or more in thickness two layers of reinforcement, one on each face; and for walls that are less than 6" one layer without considering the loads these walls have to support. Since these 6" walls are well under maximum possible loads and we are right at a boundary of the B.B. Code requirements, a 6" wall with only 1 layer of reinforcement at the center is reasonable. In addition, use of a single layer of steel permits a greater coverage of steel to be obtained, avoiding discoloration of the concrete surface and providing additional protection against corrosion on walls exposed to weather. This type of reinforcement is allowed by the American Cement Institute Code and can be used throughout the United States and results in substantial savings in material and labor without reducing safety of construction.

The Authority hereby finds that the Application and the Project conform to and comply with each and every applicable requirement of Chapter 121A of the General Laws, Chapter 652 of the Acts of 1960, and the applicable Rules and Regulations of the Authority, and the Authority, for these reasons and for the reasons set forth in the Application and supporting documents, including Exhibit F, and the evidence presented at the hearing, and in this report, hereby approves the Project and consents to the formation of Buse Boston, Inc., as requested in the Application, and consents to the filing of the Agreement of Association for such corporation substantially in the form annexed to said Application.

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Chairman

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Vice Chairman

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